

REQUEST FOR PROPOSALS

Urban Multi-use Land Development

N. 7th Street and W. Linden Street

City of Allentown, Lehigh County, PA

December 2025

Version 1.0



Contact:

Richard A. Young, P.E. – Project Manager

The Allentown Parking Authority

603 W. Linden St.

Allentown, PA 18101

(610) 841-8822

REQUEST FOR PROPOSALS

**The Allentown Parking Authority
Acquisition and Development opportunity in Downtown Allentown
100 Block N 7th Street
December 1, 2025**

The Allentown Parking Authority (APA), located in Lehigh County, Pennsylvania, is accepting proposals to identify a qualified firm or team to lead the development of a prime site in the heart of downtown Allentown: the sites known as **100 Block of N 7th Street** in the City of Allentown, PA. APA envisions a major mixed-use redevelopment project.

The qualified firm or team leading this development will have meaningful experience for the successful design, approval, financing, construction, and operation of institutional, commercial, and/or mixed-use, urban real estate. The complete RFP can be found at

<https://www.publicpurchase.com/gems/browse/home> or the APA web site
<https://www.allentownparking.com/about/bids-and-proposals/>

The selected project will enhance the livability and economic development of the Downtown, furthering its revitalization as a vibrant residential, business, and recreational destination.

Questions regarding the proposal may be submitted in writing to ryoung@allentownparking.com by **4:00 p.m. on January 30, 2026**. All responses to questions will be sent out as an addendum to the e-mail address provided by prospective bidders by **February 6, 2026**.

Sealed proposals (10 bound copies and one digital copy) must be received by The Allentown Parking Authority no later than **February 27, 2026, at 4:00 p.m.** ALL PROPOSALS MUST BE SEALED AND CLEARLY MARKED, "APA/RFP 100 Block N 7th St". Mailed copies should be addressed to:

ATTN: Richard A. Young, P.E., Project Manager
The Allentown Parking Authority
603 W. Linden Street
Allentown, PA 18101

Any request for additional information should be sent via e-mail to ryoung@allentownparking.com.

NOTE: In this document the term "proposer" shall mean the person or firm making a proposal based on this RFP. The term "proposer" and the term "firm" are used interchangeably. Also, the term "you" or "your" shall refer to the proposer

The Allentown Parking Authority, in partnership with the, City Center Group and 7-Eleven, Inc. is seeking a qualified developer for the redevelopment of the 7-Eleven block, located at the **100 block of N 7th Street, Allentown, PA** (“project site”). The key stakeholders of the project currently include the City of Allentown, Allentown Parking Authority (APA), 7-Eleven inc., and City Center Group, (collectively the RFP selection committee) each of whom owns property (except the City of Allentown) within the project site.

7-11 Block Map

Legend:

- Red Circle: site control

Parcels	Owner	Boundary Color
711, 713, 715 Linden St	Lindee Street West OP LP (City Center)	Yellow
107, 109 N. Hall	City Center Development Corp	Yellow
112 N. 7th ST	East Penn Real Estate inc (city center)	Yellow
102 110 N. 7th	7-Eleven Inc	Purple
112 1/2, 116, 128, 130, 132 N. 7th	Allentown Parking Authority	Blue
716, 722, 724 Turner	Allentown Parking Authority	Blue
133, 135 N. Hall	Allentown Parking Authority	Blue
134, 136 N. 7th St	Lehigh Landholdings Inc (Susan/Joseph Clark)	Red
138 N. 7th	Safe Home Investment Corp (Susan/Joseph Clark)	Red
719, 721, 723 Linden St	CDC Developers Inc (Susan/Joseph Clark)	Red
140 N. 7th	7th Street Partners LLC	Black
142, 144 N. 7th	142 North 7th St LLC	Green
146, 148 N. 7th	Turne' Street Associates (General Partner Valley Housing Development Cor)	Orange
712, 714 Turner	Gonzalez Elmo J & Grissell	Brown

City GIS, Bucks County, PA, Lehigh
New Jersey, Esri, HERE, Garmin, INCREMENTAL, NAVTEQ, USDA, JSDA

Project Context

The project site is located in the heart of Downtown Allentown, adjacent to N 7th Street/ PA Route 145 (A State Highway) which has an average daily vehicle count of over 23,000 vehicles per day which will offer significant potential patronage. Allentown is Pennsylvania's third largest city, and its downtown is reflective of a city of over 125,000 people with hundreds of businesses and thousands of people who work and live downtown. The City of Allentown, APA, City Center Group, and 7-Eleven are looking to attract a developer that can build upon the existing draws of Downtown Allentown and create a project that adds to its success.

There are approximately 52,000 residents within a 1-mile walking distance of the site which demonstrates a strong demand and presents an opportunity for another destination that can serve and benefit from this built-in customer and resident base.

The site is located within 90 miles of New York City and 63 miles of Philadelphia. The 100 block of N 7th Street is directly adjacent to the PPL Center, which attracts over 500,000 attendees a year and is also near other attractions such as and Da Vinci science center (485,000 yearly attendees) and Archer Music Hall which is operated by entertainment giant Live Nation (285,000 yearly projected attendees). With the current Center Square project underway, which includes redesigning the intersection at 7th and Hamilton Streets to create a more pedestrian-friendly public plaza, this site's position on N 7th Street offers a seamless pedestrian connection to these key destinations.

There are various other large-scale employers downtown such as ADP, Morgan Stanley, Merrill Lynch, PPL Corporation, Lehigh Valley Health Network, City of Allentown, Lehigh County Government, Allentown School District administration and a host of retail offerings. Additional desirable attractions will continue to be supported by the daily influx of workers downtown.

Below is a visual of Downtown Allentown's attractions. Circled in red is the project site. All submissions are expected to consider the existing attractions and amenities and demonstrate how these assets will be leveraged into a successful project.



Project Site

The following image is a satellite view of the project area with yellow shading representing parcels currently in site control within the project footprint.



The entire development area of properties in site control is over 87,000 sq ft. This provides ample space for development even without additional parcels.

Much of the site is owned and operated by the APA as a surface lot parking on the lot known as the North Lot. The APA owns over 63,000 sq ft. The North Lot holds 175 spaces and is used by residents and business owners who require surface parking for themselves and employees. There is also a portion that is used for event parking such as Phantoms (a minor league hockey team of the Philadelphia Flyers) games or concert nights. As a Development Requirement (described below), the APA must be the sole operator of all parking on the site, but this should not limit much of the potential development options.

City Center will not be the developer of the project but will continue to be involved in development conversations. They own several parcels on the site, including one that sits between 7-Eleven and APA's properties, so they remain a critical partner on this project.

The selection committee would like to see a few additional key properties acquired to strengthen the overall site assembly and allow for a more balanced site layout and building configuration. These properties would include any properties on the periphery of the site which are visible outside of the yellow shading above. Below is a table that breaks down each entity's square footage by actual and percent. Highlighted green is what is considered within site control only for the proposed project area.

Organization	Sq ft in project	Percent of Development Site
Allentown Parking Authority	63,485 sq ft	72%
City Center Development Corp.	12,951 sq ft	15%
7-Eleven Inc	11,253 sq ft	13%

Development Requirements

While the block contains a number of vacant and underutilized parcels, there are also some active uses. The most notable activity on the block comes from 7-Eleven, which is situated at the Northwest corner of 7th and Linden. 7-Eleven will be involved in the project going forward by receiving ownership in a condo development format and, if applicable, owning the condominium unit which will consist of its store. They are flexible on their layout but require enough space to accommodate their prototypical store format and are to remain as the anchor convenience store, retail tenant, directly located at the intersection on the Northwest Corner of 7th and Linden St in the development. However, 7-Eleven may potentially move their location into an already established retail space not in the development site which would allow for additional space to be included in the project. Regardless, there shall be restrictive covenants and exclusivity requirements placed upon the development which maintains 7-Eleven's requirements restricting competing convenience stores at the site. Those restrictions and exclusivity requirements are attached as Appendix F.

Please include two different project design concepts, one not including 7-Eleven as a tenant in the proposed project and one including 7-Eleven in the proposed project.

The preferred developer will be required to build the necessary parking infrastructure for the projects proposed uses this location and dedicate it back to the APA as a part of the Parking Authority's ownership model in the project. The parking requirements would be determined by a parking study or other reasonable projection of parking needs for the development plus any current neighborhood needs. Currently, the APA has approximately 65 permits issued for the 175 parking spaces it owns at the site. Parking requirements for this site according to our zoning code are explained under the *Zoning Information* section of this document. Please note the APA's requirements will exceed what is required in MX-D designations since this zone is parking exempt for commercial uses. Additionally, evidence should be provided that shows the expected increase in parking demand.

APA Goals and Objectives

The APA is interested in development of this prime location into a site that adds to the vibrancy and attraction of Downtown Allentown. The proposer should provide clear demonstration that their planned development will bring a desirable use to this site. A qualified developer would be one that takes into account the current scene of arts, culture and entertainment and adds to these offerings and is consistent with the permitted uses in the MX-D, Storefront Mix Downtown Core zoning designation.

The following goals and objectives should be met by the proposer:

1. Revitalize this underutilized piece of land into an additional attraction to Downtown Allentown
 - a. Support a development project that fosters creative use to the site. Consideration should be given to the City's new zoning code which increases the allowable uses on the project site.
 - b. Complies with 7-Eleven's restrictions and exclusivity requirements. See Appendix C.
2. APA welcomes a proposal that will bring a new experience to Downtown.
 - a. Arts, culture, and entertainment are the catalysts for success in Downtown but a bold proposal that brings a new use that can be a mainstay would be well supported, especially if it finds a way to incorporate these industries into its function.
 - b. Beyond Arts, Culture, and entertainment, priorities in the city include the need for additional housing. In the event of a mixed-use proposal with a residential component, any proposal that includes workforce (80%-120% AMI) housing will be favorable to the reviewers of this proposal. This type of housing must be affordable to this income range, meaning housing costs must not exceed 30% of their income.
 - c. Affordable housing for 80% AMI or below will also be supported and can be incorporated into a mix-used design that offers a diverse range of housing types.
3. Ensure the site offers parking capacity that accommodates the expected rise in visitors.
 - a. The proposer shall build structured parking that meets the expected increased demand on the project area and dedicate it back to the APA. Evidence of the expected increase of parking demand should be included and take into account other parking availability within close proximity to the site. For example, while the APA has issued approximately 65 monthly permits at the site, it has excess availability which is only used when events are held at the PPL Center or other major downtown events occur. The transient parking uses can be supported by other garages, but it is recommended the current monthly parkers remain accommodated at the current site plus additional spaces for the needs of the new development.
4. Financial Consideration.

There are two options for the financial offer in exchange for the parties' current fee interests:

- a) The Developer shall offer equity ownership in the Development Condominium to 7-Eleven plus additional cash consideration to the APA and City Center for their parcels; and
- b) Cash consideration to each entity (City Center Group, 7-Eleven, and APA) for their respective interest.

Based upon the financial offer received, 7-Eleven reserves the right to receive its compensation in the form of equity or cash consideration, subject to the review and approval by its Senior Management. The following are additional considerations for the offer. Please note the APA will remain the condominium owner of the parking to be built on the site at Developer's cost. APA will incur the cost of gate equipment. The Developer shall also include a monetary offer to the APA for its contribution of land to the project which reasonably factors in the cost of the parking structure yet offers cash consideration to APA to equip the structure and pay down debt to obtain releases of liens. Lastly, there should be additional cash consideration or equity offered to 7-Eleven for the proposal without the 7-Eleven store on site as an additional 5,000 sq ft will become available for development at a prime location on the corner of 7th and Linden Streets.

The Development Process

Phase One: Selection of a Preferred Developer

Interested developers will be invited to submit a detailed preliminary proposal for the redevelopment of the subject site, in accordance with the REQUIRED FORMAT FOR PRELIMINARY PROPOSAL contained herein. Proposals that integrate some of the surrounding property not currently publicly owned will be considered, although assembly of such surrounding property will be the responsibility of the developer. Proposals must be received by the Allentown Parking Authority (APA) no later than **4:00 PM February 27, 2026**. Subsequent to that time, the APA Board will review all proposals and consider selecting a Preferred Developer for the proposed redevelopment project. Depending on the number of submittals, the selection committee may establish a short list for interviews among the top-ranked submissions to select a Preferred Developer. APA reserves the right to reject any and all proposals submitted. The expected date of selection of a Preferred Developer is **April 6, 2026**.

Phase Two: The Negotiated Period of Site Control

APA and the Preferred Developer will negotiate a mutually agreeable form and period of site control during which the Preferred Developer will be asked to prepare and submit a complete redevelopment proposal that will satisfy the requirements of APA. During this period, the Preferred Developer will have an exclusive right to negotiate a redeveloper's contract with APA. This exclusive right will be non-transferable and non-assignable without the advance written permission of APA and the Mayor for purposes of approving any additional assignment of the Agreement of Sale for 100 Block N 7th Street. Once a Preferred Developer and an exclusive right are awarded, APA will not accept or consider any competing proposals for the project site, unless the Preferred Developers exclusive right has expired.

Phase Three: Execution of the Redevelopers Contract and Project Construction

Prior to the termination of the previously stated period of site control, parties would enter into a comprehensive Redevelopment Contract which would detail all aspects of the development project and would contain binding financial guarantees for the timely and satisfactory completion of the approved project. The Redevelopers Contract will contain sanctions for failure to undertake and/or complete the project along the timeline reflected in the agreement. These sanctions may include a reversion clause in the deed conveying the property from the developer back to APA to the extent of their current interest.

Project Requirements

The following requirements are designed to establish the overall capacity of the proposed developer(s) to complete the project and to meet the goals and objectives set forth in this RFP. The preliminary proposal must provide the following information:

Executive Summary:

The proposed developer(s) shall provide a clear and concise summary introducing the proposal and detailing how the goals and objectives of the RFP will be met. The Executive Summary shall include the following components:

1. Description of the overall project
2. Connect the proposal to the goals and objectives included in this RFP, and discuss how these will be achieved through the proposed development
3. Briefly introduce how the proposal responds to the project requirements and evaluation criteria included below:

1. Design Quality and Other Benefits

2. Financial Offer for the project site being offered and note the cost of construction of the new parking facilities at the site is separate from the Financial Offer and is additional consideration incurred by the developer

3. Economic Impact and Job Creation

4. Technical Experience and Qualifications of the Firm

5. Project Approach

- i. Project Sources and Uses budget
 - ii. Preliminary 5-year project proforma

6. Parking Demand anticipated

1. Design Quality and other Benefits

The proposed developer(s) shall prepare a design narrative that provides a conceptual framework of the project, including a detailed description of proposed facilities, and the types and sizes of buildings, building materials, design elements, and amenities.

A strong design narrative is consistent with rules established in the Downtown Allentown Development and Urban Design Plan, as well as Allentown's new zoning requirements. All projects must be constructed as a Storefront Building Type in the MX-D zoning district. Refer to pages 4-9 – 4-15 for the associated building type standards. The ZONE Allentown Zoning Code that will be effective 1-1-26 can be found online [www. Allentownpa.gov/zoneallentown](http://www.Allentownpa.gov/zoneallentown). All proposed uses must be consistent with Article 5. Allowed Uses.

Include two different project concepts based on whether or not 7-Eleven would be a tenant in the proposed development. The project concept including 7-Eleven must locate the 7-Eleven store at the corner of 7th and Linden Streets.

The proposed developer(s) will be responsible for explaining the proposed improvements of the site to the APA. While full architectural schematic drawings and renderings are not required for a complete submission, they are strongly recommended. Proposals which include renderings will be reviewed favorably.

The overall design quality of the project will be reviewed for consistency with the goals and objectives of the RFP as well as the preliminary design guidelines established herein. Furthermore, a strong proposal will incorporate one or more of the public benefits mentioned in the goals and objectives of this RFP into the project.

2. Financial Offer:

State the total consideration (purchase) being offered for the APA parcel and additional consideration offered to 7-Eleven and City Center for their current fee interest as set forth in the Project Requirements Section 4 above. Please also specify any offer for the additional 7-Eleven space in the event its store is not located on site.

As set forth above, based on the financial offer received, 7-Eleven reserves the right to receive their compensation in the form of equity or cash consideration, subject to the review and approval by their Senior Management.

3. Economic Impact and Job Creation

The proposed developer(s) shall provide a summary of anticipated economic impacts of the project and articulate the desirability and significance of these effects. Desirability and significance of economic impact should be presented consistent with the surrounding context of the site. Below are examples of primary and secondary indicators/measures of economic impact. At minimum, the proposer must include responses to key indicators in their summary of economic impact.

Primary Indicators include:

- a. Net changes in real estate taxes, earned income taxes, sales taxes, business privilege taxes, job growth

Secondary Indicators include:

- b. Changes involving increased parking revenue, additional retail and restaurant activity from any additional residential units that are walkable to the Downtown.

4. Technical experience and Qualifications

The proposed developer(s) must provide information that clearly demonstrates that they have the experience to design, secure governmental approvals to, build, market, and operate the Project. This information should include, at minimum, the following:

1. Name of developer and legal status (i.e., sole proprietorship, corporation, partnership, non-profit corporation, etc.).

2. Identification of principals and key individuals of the development team, as well as qualifications, background, and experience of each individual.
 - a. This should include background information and resumes of key members of the development team.
3. Outline overall staffing and specialties of development firm, including qualifications, selected activities pertinent to this project, and detailed description of developer's previous relevant project experience.
 - a. This should include an organizational chart, and a detailed list of key individuals and their associated firms responsible for major functions to be performed relative to designing, building, managing, and operating the project.
 - b. Illustrative materials of past projects of a similar nature to the project proposed in this RFP on which the development team worked should supplement detailed description of previous relevant project experience.
4. Description of developer's role in similar projects. List completed similar development projects describing the type, location, size, cost, date of completion, and the firms/teams role within the project. Brochures and other information regarding the firm and/or comparable projects are welcome.
5. Preliminary statement of available financial resources, up to the estimated cost of the planned development.
 - a. The proposed developer(s) must also establish the financial qualifications of the team. The proposed developer's financial information will be kept confidential to the extent permitted by law, except as may be required to defend the APA against any legal action pertaining to this RFP or arising out of or related to the project. At minimum, provide the following: The most recent consolidated financial statements (e.g., balance sheet, profit/loss statement, cash-flow statement), including all contingent liabilities. If responding as a team of developers, please provide statements for the lead developer.
 - b. A description of any entity that will guarantee the promised performance of the proposed developer.
 - c. A list of investors in the participating entities.
 - d. Statements from commercial or institutional credit references regarding the proposed developer's financial creditworthiness and past development experience.

5. Project Approach

The preferred developer(s) must provide a description of the methods and procedures proposed to be utilized to conduct the work requested. This includes detailing the techniques for collecting and analyzing data, the sequence and relationships of major steps, and methods for managing the work to ensure timely and orderly completion. Additional components to be included in a complete project approach summary shall, at minimum, include:

1. **Project schedule:** provide a project completion schedule which delineates major milestones, including closing date, zoning and land development approvals, demolition, construction phasing, marketing, and occupancy. Such timeline must specifically identify important trigger dates or hurdles that control the project progression and illustrate phasing of each part of the project.
2. **Project Sources and Uses Budget and Budget Narrative:** provide a preliminary source and uses budget. Please provide a budget narrative that describes the anticipated costs

in the sources and uses budget and provide a preliminary description of proposed financing methods for the redevelopment project. As example, this could include personal or corporate bank account showing adequate cash and willingness to escrow an amount sufficient to cover development costs, loan commitments from recognized financial institution or a private source (if that source submits acceptable verifiable evidence of available funds), or willingness to provide irrevocable letter of credit, performance bond, or other guarantee for the development cost.

- a. **NOTE:** APA regards all financial information as proprietary in nature, and will keep it in strictest of confidence, releasing it to no other source without developers' prior written permission or request, absent a court-executed subpoena
3. **Preliminary 5-year Project Proforma:** provide a preliminary project proforma that outlines anticipated operating revenues and expenses. The proforma should include anticipated debt service and net operating income. If housing is included as a component in the project, provide the projected unit count and anticipated rent for each income group below separately.
 - a. 80% AMI or below
 - b. 80%-100%
 - c. 100%-120%
 - d. 120% and higher
 - e. Also include the commercial lease rate (per square foot).
4. **Required incentives (if any):** list any services, actions, loans, or grants you expect APA, The City of Allentown, Allentown Neighborhood Improvement Zone Development Authority (ANIZDA) or the Commonwealth of Pennsylvania to provide in order for the project to be successful.
 - a. **NOTE:** Specific incentive packages may be offered in conjunction with this Request for Proposals. The project sites are within the NIZ boundary.
5. **Type of site control required, and consideration offered:** The developer should identify the type and duration of site control required (e.g., option for 60 days; Due diligence period of 90 days; Conditional agreement to enter into Redevelopments Contract within a given period of time, etc.). Developer must indicate the consideration being offered for the site control desired.

6. Anticipated Parking Demand

The proposed developer(s) will conduct a parking study or other reasonable forecast of the parking demand that will be generated by the project and an assessment of the current neighborhood needs. Recall the explicit objective of the APA to increase parking demand and efficiency downtown.

A complete proposal, at minimum, adequately incorporates the following:

1. The anticipated parking demand beyond Permitted spaces for visitors.
2. Identification of the type of structured parking to be included i.e. subterranean, wrapped

7. Statement of proposed developer

The attached Statement of Proposed Developer must be properly executed, in accordance with the following **INSTRUCTIONS FOR EXECUTING STATEMENT OF PROPOSED DEVELOPER** and attached to the submitted proposal:

INSTRUCTIONS FOR EXECUTING A STATEMENT OF PROPOSED DEVELOPER

1. If the developer is an individual, the Proposal must be executed by him/her personally, the signature must be witnessed, the business address must be stated, and any trade name employed in the conduct of the individual's business shall be stated.
2. If the developer is a partnership, the Proposal shall be executed by one or more of the partners, the signature of the partners or partners so executing shall be witnessed, the name of the partnership shall be stated, and the business address of the partnership shall be stated.
3. If the developer is a corporation or limited liability company ("LLC"), the Proposal shall be executed in its name and in its behalf, (1) by the President or Vice President and attested by the Secretary or an Assistant Secretary and the corporate seal shall be attached; or (2) by a duly authorized agent of the corporation, managing member of the LLC, or majority interest holders of an LLC whose authority to act, as of the date of the Proposal, shall be established by proof, in form satisfactory to the Owner, submitted with the proposal, the business address of the corporation and LLC shall be stated, and if the corporation or LLC is a foreign entity, whether the entity is registered to do business in Pennsylvania shall be stated.

All proposals must be mailed or otherwise delivered in a sealed envelope, bearing on the outside the name of the developer, the developer's address, the statement, **APA/RFP 100 BLOCK N 7th STREET**.

No later than **February 27, 2026**, Proposals must be delivered to the Allentown Parking Authority and addressed as follows:

Allentown Parking Authority

Richard A. Young, P.E., Project Manager

603 Linden Street

Allentown, PA 18101.

All proposals must consist of ten (10) copies and one (1) digital copy in pdf format on a Flash Drive. The submissions by U.S. Postal Service must be either certified or registered. PROPOSALS RECEIVED BY APA AFTER **February 27, 2026**, WILL NOT BE CONSIDERED.

APA will not consider, for any purpose, any claim of the developer of any mistake or omission in the submitted proposal. Any required information not submitted by the developer may disqualify the Proposal.

Phone: (610) 841-8822

E-mail: ryoung@allentownparking.com

Statement of Proposed Developer (cont.)

1. Upon selection by the APA, I/we agree to enter into immediate negotiations with the APA to conclude a site control agreement in form and content satisfactory to the APA.
2. I/we agree not to seek any variances from zoning, building, or housing codes of the City of Allentown without the advance expressed written permission of the APA.
3. I/we understand that after selection of the Preferred Developer, the APA reserves the right to cancel its relationship with the proposed developer for any reason and not issue a Redevelopers Contract regardless of the amount of time, money, or energy the proposed developer has expended pursuant to this project.
4. I/we have examined the existing conditions at the project site and have fully informed myself/ourselves as to the conditions and limitations of said project site. The Developer may not at any time make any claim against APA, the City of Allentown, City Center, 7-Eleven, Inc, ANIZDA, or the Commonwealth of Pennsylvania based upon insufficient data or any incorrect assumptions on the part of the developer. The properties are being offered where-is, as-is.
5. I/we understand that APA reserves the right to use a multitude of evaluation techniques, so the selected Preferred Developer may not necessarily be the highest bidder. Although exclusivity will be provided during the period of site control by the Preferred Developer, APA reserves the right to negotiate with developer for better terms, reject any or all proposals or parts thereof, to waive any technicalities or informalities, to advertise for new proposals, or proceed to do the work otherwise when the best interests of APA will be prompted thereby.
6. I/we agree to pay any and all real estate transfer taxes, reasonable attorney fees, costs of title insurance, and recording fees that may be required pursuant to the transfer of this property from APA to me/us.

Statement of Proposed Developer (cont.)

DEVELOPER INFORMATION:

NAME(S) _____

PHONE _____

FAX _____

E-MAIL _____

Developer is a(n) Individual ____ Partnership ____ Corporation ____ Non-Profit Corporation ____

I/we have read this Instruction Package and understand what is required by APA in order to select a qualified Preferred Developer for this project and submit this Proposal this ____ day of _____, 2025.

Print name and Title

Signature

Witness

Signature

Additional signatures for partnerships, corporations, and non-profit corporations (if applicable):

Print name and Title

Signature

Witness

Signature

Evaluation Criteria

All proposals will be evaluated based on the technical and professional expertise and the experience of the submitting firm(s), the proposed design, method, and the procedures for completion of the work, and the cost of the proposal. The apparent ability of the firm to execute the proposed development will also be considered. All, or selected, firms submitting proposals may be invited to give an oral presentation explaining their proposal.

Proposals will be reviewed for consistency with the goals and objectives of this RFP. The specific evaluation criteria and their associated weights are outlined below:

Criteria	Highest score possible
TAB 1: Design Quality and other benefits	25 Points
TAB 2: Financial Offer	20 Points
TAB 3: Economic Impact and Job Creation	20 Points
TAB 4: Technical Experience and Qualifications of the Firm	15 Points
TAB 5: Project Approach	10 Points
TAB 6: Anticipated Parking Demand	10 Points

Appendix and Relevant Information

Appendix A- Non-discrimination Form (cont.)

Nondiscrimination and equal opportunity are the policy of the Commonwealth/[City, et al] in all its decisions program, and activities. The purpose is to achieve the aims of the United States and Pennsylvania Constitutions. Executive Order 1972-1, the Pennsylvania Human Relations Act, Act of October 27, 1955, (P.L. 744), as amended, (43 P.S. § 951, et. seq.), and (43 P.S. § 153), by assuring that all persons are accorded equal employment opportunity without regard to race, color, religious creed, handicap, ancestry, national origin, age, or sex.

During the term of this contract, the Contractor agrees as follows:

(a) Contractor shall not discriminate against any employee, applicant for employment, independent contractor or any other person because of race, color, religious creed, ancestry, national origin, age, sex or handicap. Contractor shall take affirmative action to insure that applicants are employed, and that employees or agents are treated during employment, without regard to their race, color, religious creed, ancestry, national origin, age, sex or handicap. Such affirmative action shall include, but is not limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training. Contractor shall post in conspicuous places, available to employees, agents, applicants for employment, and other persons, a notice to be provided by the contracting agency setting forth the provision of this nondiscrimination certification.

(b) Contractor shall, in advertisements or requests for employment placed by it or on its behalf, state all qualified applicants will receive consideration for employment without regard to race, color, religious creed, handicap, ancestry, national origin, age, or sex.

(c) Contractor shall send each labor union or workers' representative with whom it has a collective bargaining agreement or other contract or understanding, a notice advising said labor union or worker's representative of its commitment to this nondiscrimination certification. Similar notice shall be sent to every other source of recruitment regularly utilized by bidder.

(d) It shall be no defense to a finding of noncompliance with this nondiscrimination certification that contractor has delegated some of its employment practices to any union, training program, or other source of recruitment which prevents it from meeting its obligations. However, if the evidence indicates that the contractor was not on notice of the third-party discrimination or made a good faith effort to correct it, such factor shall be considered in mitigation in determining appropriate sanctions.

Appendix A- Non-discrimination Form (cont.)

(e) Where the practices of a union or of any training program or other source of recruitment will result in the exclusion of minority group persons, so that contractor will be unable to meet its obligations under this nondiscrimination certification, contractor shall then employ and fill vacancies through other nondiscriminatory employment procedures.

(f) Contractor shall comply with all state and federal laws prohibiting discrimination in hiring or employment opportunities. In the event of contractor's noncompliance with the nondiscrimination certification or with any such laws, this contract may be terminated or suspended, in whole or part, and contractor may be declared temporarily ineligible for further APA contracts, and other sanctions may be imposed, and remedies invoked.

(g) Contractor shall furnish all necessary employment documents and records to, and permit access to its books, records, and accounts by The APA for purposes of investigation to ascertain compliance with the provisions of this certification. If the contractor does not possess documents or records reflection the necessary information requested, it shall furnish such information on reporting forms supplied by The APA.

(h) Contractor shall actively recruit minority and women subcontractors or subcontractors with substantial minority representation among their employees.

(i) Contractor shall include the provisions of this nondiscrimination certification in every subcontract, so that such provisions will be binding upon each subcontractor.

(j) Contractor's obligations under this clause are limited to the contractor's facilities within Pennsylvania, or where the contract is for purchase of goods manufactured outside of Pennsylvania, the facilities at which such goods are actually produced.

DATE: _____

(NAME OF CONTRACTOR)

BY _____

TITLE _____

Appendix B-Non-Collusion Affidavit

State of: _____ Contract: _____

County of: _____

I state that I am _____ of _____ and that
(Title) (Name of Firm)

I am authorized to make this AFFIDAVIT on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the price(s) and the amount of this bid.

I state that:

1. The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.

2. Neither the price(s) nor the amount of the bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder, and they will not be disclosed before the bid opening.

3. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.

4. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with or inducement from, any firm or person to submit a complementary or other non-competitive.

5. _____, it's affiliated, subsidiaries, officers, directors and _____ (Name of Firm) employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liability of any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidder on any public contract except as follows:

I state that _____ understands and acknowledges that the
(Name of Firm) above

Representatives are material and important and will be relied on by The APA in awarding the contract(s) for which this bid is submitted. I understand and my firm understands that any misstatement in this Affidavit is and shall be treated as fraudulent concealment from The APA of the true facts relating to the submission of bids for this contract.

(Name and Title) (Name)

Sworn to a Subscribed before me this _____ day of _____, 20____.

_____ My Commission Expires: _____

Appendix C-Zoning Information

The City of Allentown has codified its new zoning code which will go into effect January 1, 2026. This will introduce comprehensive zoning changes to downtown, enhancing land use flexibility and improving accessibility for a wide range of residential, commercial, and mixed-use developments. The proposed block for development will be zoned Mixed Use Downtown (MX-D) which offers a variety of uses fit for this site.

The City's new zoning code represents a forward-looking framework that would expand development possibilities and promote a diverse mix of land uses in the MX-D. This district is specifically designed to support vibrant, walkable urban environments and encourage a blend of commercial, residential, and cultural uses.

Under the code, the storefront building is the only permitted building type within the MX-D district. This requirement helps preserve and enhance the active street-level experience of successful downtown environments. The storefront building type allows for a variety of uses, with a particular emphasis on maintaining a storefront presence within the first twenty feet of the ground floor, ensuring strong visual and physical engagement with pedestrians. Unlimited height is allowed in the MX-D.

Within this framework, the zoning code permits a range of ground-floor uses, as long as the required storefront frontage is maintained. These uses include, but are not limited to:

- Traditional retail stores
- Restaurants and cafes
- Indoor entertainment venues, both small- and large-scale
- Taverns, bars, and BYOB establishments
- Hotels and motels
- Financial institutions such as banks and credit unions

Beyond the front ground floor, the code allows for additional uses in the rear of the building and on upper floors, supporting a host of activity throughout the site. These permitted uses include:

- Residential uses
- Medical laboratories and health-related services
- Childcare centers
- Low impact/ artisan manufacturing
- Educational institutions and training facilities
- Betting and gaming uses
- Up to 50,000 sq ft indoor warehousing

This zoning approach ensures that downtown development not only supports economic growth and diverse business offerings but also contributes to a dynamic and inclusive urban footprint. The site's location within the MX-D district positions it well to take advantage of these opportunities and reinforces its potential as a key contributor to the continued vitality of the downtown core.

All stakeholders would like to see an exciting addition to downtown and our zoning reflects an openness to what that could be. Whether it be an entertainment venue to complement PPL Center and Archer

music hall, a first of its kind convention center to the Lehigh Valley, residential units, or more restaurant and bars downtown, our MX-D code will accommodate many uses that would be attractive to developers.

Parking Requirements per the city's zoning code for the MX-D zoning designation are .75 per dwelling unit with any parcel that includes over 5 dwelling units. For services such as retail sales, eating and drinking places, manufacturing sites, lodging, etc., there are no minimum requirements for parking but for certain uses, maximum parking cannot exceed 125% of the minimum requirement that applies in all other zones. Despite the fact that this zoning designation does not require parking (except for household living with more than 5 units), the APA is requiring sufficient parking to support the proposed use utilizing factors identified in "other zones" in the zoning ordinance. Parking for the Allentown Parking Authority must also be included, as detailed in the paragraph labeled "development requirements".

Additional reductions can be applied to parking requirements when it opts into the incentives offered in our zoning code such as providing affordable housing units, and uses located on a lot within 800 feet of high-capacity transit bus stop (which this site is within). The reductions are capped at 50% of original parking requirements without incentives.

If housing is a consideration for this project, the parking requirements would be a range of about .375 spaces per dwelling unit plus the current parking needs of neighborhood that will be dedicated back to the APA (if all incentives were met) to .75 spaces per dwelling unit (if no incentives were met).

Residential/ Mixed Use Component

The following information may be useful for the proposed development but should not be considered as soliciting a desired proposal. This opportunity is truly unique as the assembled lots are situated in the heart of downtown Allentown.

The Downtown Allentown Alliance's Revitalization and Activation report specifically mentions that the '7-Eleven' site could reflect the Hive Development that is on the other side of 7th St. The Hive is a 4 story, 250-unit apartment complex with retail on the ground floor. Consistent with the zoning, a storefront should be prioritized on the ground floor based on the report.

The inclusion of a mix of affordable and market rate units may address the current state of the Lehigh Valley's housing market where it faces an almost 2,000-unit shortage, which has implications on affordability and stability. Affordable housing is defined as a household spending no more than 30% of their income on housing related costs, including utilities. Allentown's comprehensive housing study, *Welcome Home*, discusses the acute housing here in Allentown. Lehigh Valley Planning Commission (LVPC) estimates that Allentown is experiencing a current housing unit shortage of over 1,900.

2025 HUD AREA AMI

Allentown-Bethlehem-Easton AMI%	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% LIMITS	\$21,050	\$24,050	\$27,050	\$30,050	\$32,500	\$34,900	\$37,300	\$39,700
Very Low Income	\$35,100	\$40,100	\$45,100	\$50,100	\$54,150	\$58,150	\$62,160	\$66,150
60% LIMITS	\$42,120	\$48,120	\$54,120	\$60,120	\$64,980	\$69,780	\$74,580	\$79,380
LOW INCOME	\$56,150	\$64,150	\$72,150	\$80,150	\$86,600	\$93,000	\$99,400	\$105,800
100% Limit	\$70,200	\$80,200	\$90,200	\$100,200	\$108,300	\$116,300	\$124,300	\$132,300
120% Limit	\$84,240	\$96,240	\$108,240	\$120,960	\$139,960	\$139,560	\$149,160	\$158,760

If residential units were to be considered for this site, a focus on workforce housing would be appropriate. Workforce housing is housing that is affordable at 80%-120% AMI. This type of housing has high demand in the city because much of the affordable housing inventory is capped at 80% or below. However, a significant portion of Allentown's workforce would be eligible for this type of affordability component as our area 80%-120% AMI for one person is \$56,160- \$82,240 which is in range of many of the professionals who work downtown.

The selection committee would favorably view any developer that was committed to providing mixed-income housing, especially with a significant amount of the dwelling units being affordable to 100% AMI or below. Below is the Lehigh Valley's Fair Market Rents for 2025.

Unit Size	Monthly Rent
Studio	\$1090
1 Bedroom	\$1278
2 Bedrooms	\$1590
3 Bedrooms	\$2028
4 Bedrooms	\$2115

The City of Allentown received a \$20 million federal grant from the EDA to focus on workforce development, now known as Allentown Works. One of the major findings was that around 80% of those who work in Allentown live outside of the city limits. By focusing on ensuring our workforce has a stable, affordable, and accessible places to live, it will also add to the economic success of our downtown by increasing the number of residents who will regularly patronize local businesses, services, and amenities simply because they live within walking distance.

Appendix D-Celebrating Culture

54% of Allentown's residents identify as Latin American but the DAA report highlights that there is a lack of reflective offerings downtown. Public Sphere describes a "Plaza del Mercado" concept that could offer multiple Latin American restaurants and entertainment venues under one roof, which would also help keep rent costs lower.

An example of this that is familiar to Allentown is the Downtown Market which was located in the ArtsWalk space in between 6th St and 7th St. Perhaps an experience tailored to Allentown's Latin American population could prove to be a more successful version of the previous Downtown Market.

There are opportunities to include vendors other than restaurants so long as the main theme of the business would be around immersion into Latino culture. Recommendations went as far as stating that Latin American culture could be the centerpiece of downtown's experience.

Downtown Allentown's strongest asset was reported to be its focus on arts and culture. Concerts at PPL Center and Archer Music Hall and Art at the Baum School, Allentown Art Museum, and ReFind contribute to the strong satisfaction that respondents felt about Center City. Shopping has the largest room for improvement, so a blend of these types of amenities may help to fill a gap and create a vibrant new space downtown on the development site.

Food, Beverage, and Entertainment (FB&E)

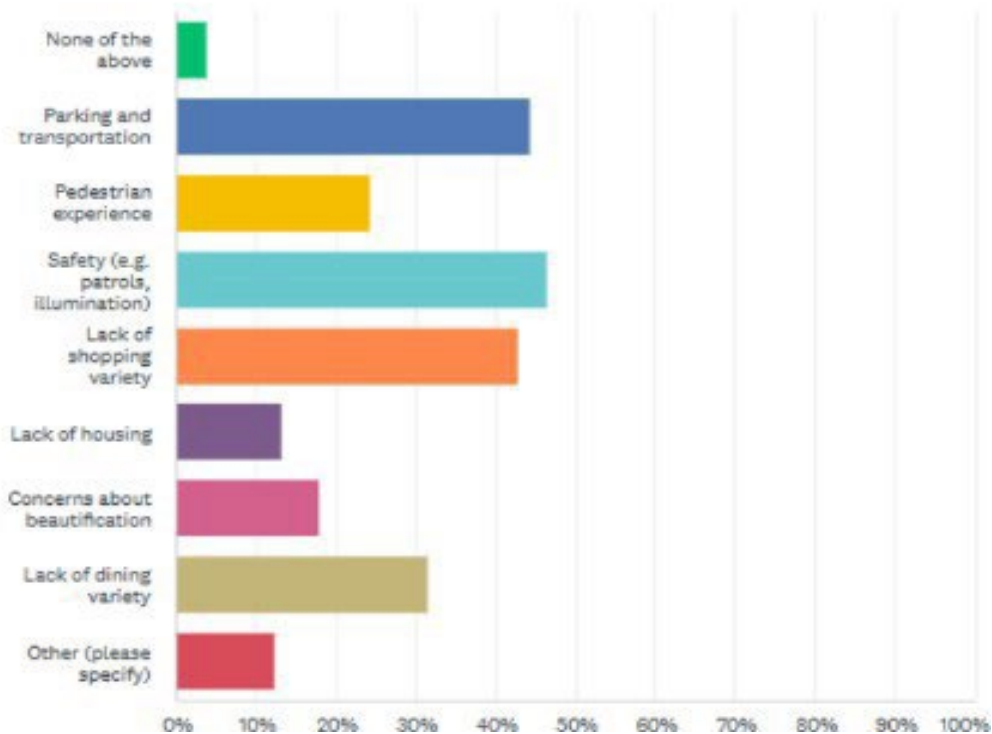
The 100 block of N 7th St may be a prime spot for the Food, Beverage, and Entertainment (FB&E) market which require less "clustering" as compared to shops that are more successful when they have similar types of retail around them (i.e. clothing stores). Restaurants, bars and taprooms, and entertainment venues are examples of FB&E that do not need to be directly adjacent to a similar place. Because these places are considered a destination, people are more likely to patronize these attractions without the need for another draw close by.

The site is unique as it is in close proximity to the PPL Center but does not yet have an FB&E on its grounds. The restaurant market on the edges of downtown has room for growth, and the development site is well-positioned to benefit from this opportunity. Its proximity to the PPL Center, being in its 'shadow', can help drive business-as noted in the Downtown Report report. The APA has successfully used the North Lot for various events, which may be a contributing factor to why a FB&E use has not yet been introduced on the site.

Entertainment venues that are unique such as the PPL Center can be catalysts for success especially in downtown areas. Leaning into a distinctive type of entertainment that complements the arena, Da Vinci Science Center, The Moxy and Archer would likely be a welcomed addition to downtown. The chart below shows that there is an expressed demand for the FB&E market, particularly for entertainment venues as well as more affordable and diverse dining options downtown. This chart is evidence from the 2024 survey about Downtown Allentown.

What are the key issues or areas of concern you have regarding Downtown Allentown?

Answered: 1,686 Skipped: 0



The vast potential for zoning uses allowed on the site and significant space for development alongside the appreciation for entertainment offerings downtown creates a lot of opportunity for the block. The chart below details the frequency in which the arena and events were highlighted as what people currently liked most about Downtown Allentown. The PPL center has seen over 4 million visitors since opening in 2014.

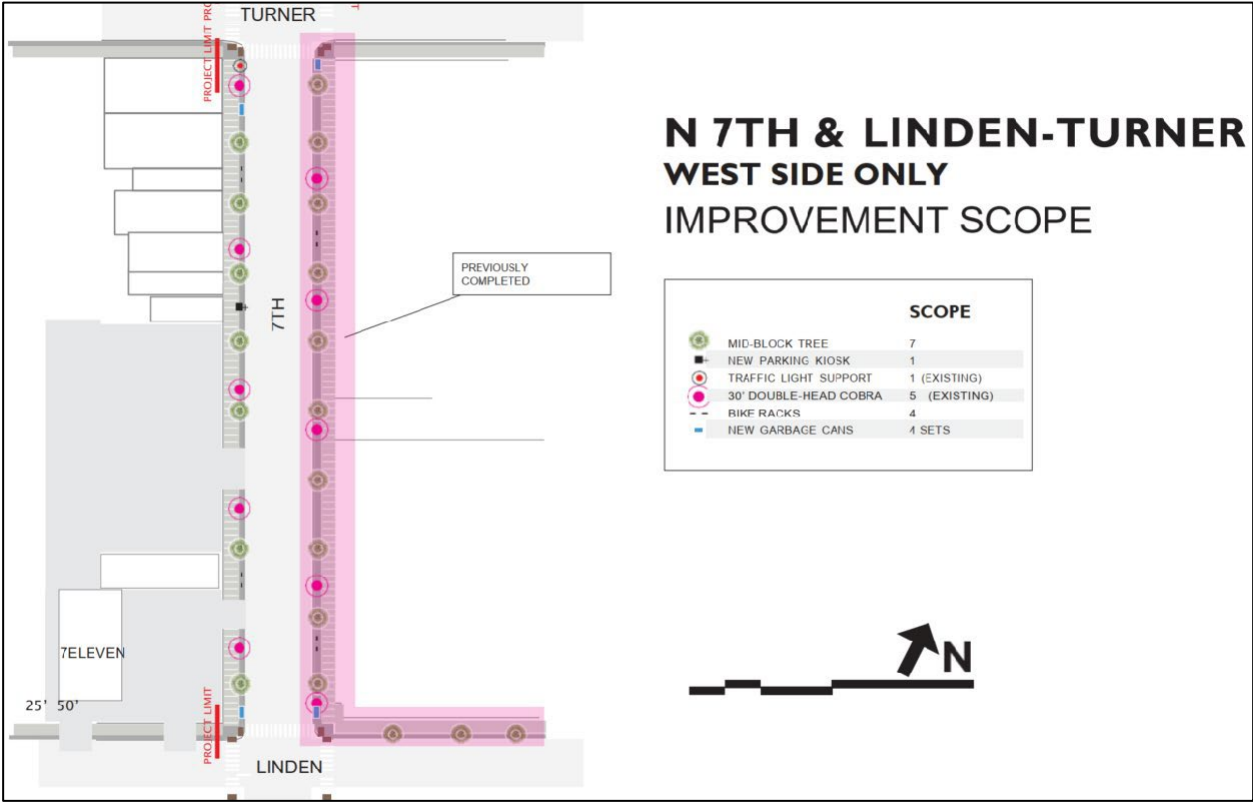
Feature	Frequency	Percentage
PPL Center	260	15.4%
Art Museum	141	8.4%
Events	98	5.8%
Restaurants	95	5.6%
Baum School	73	4.3%

Appendix E-Financing Incentives

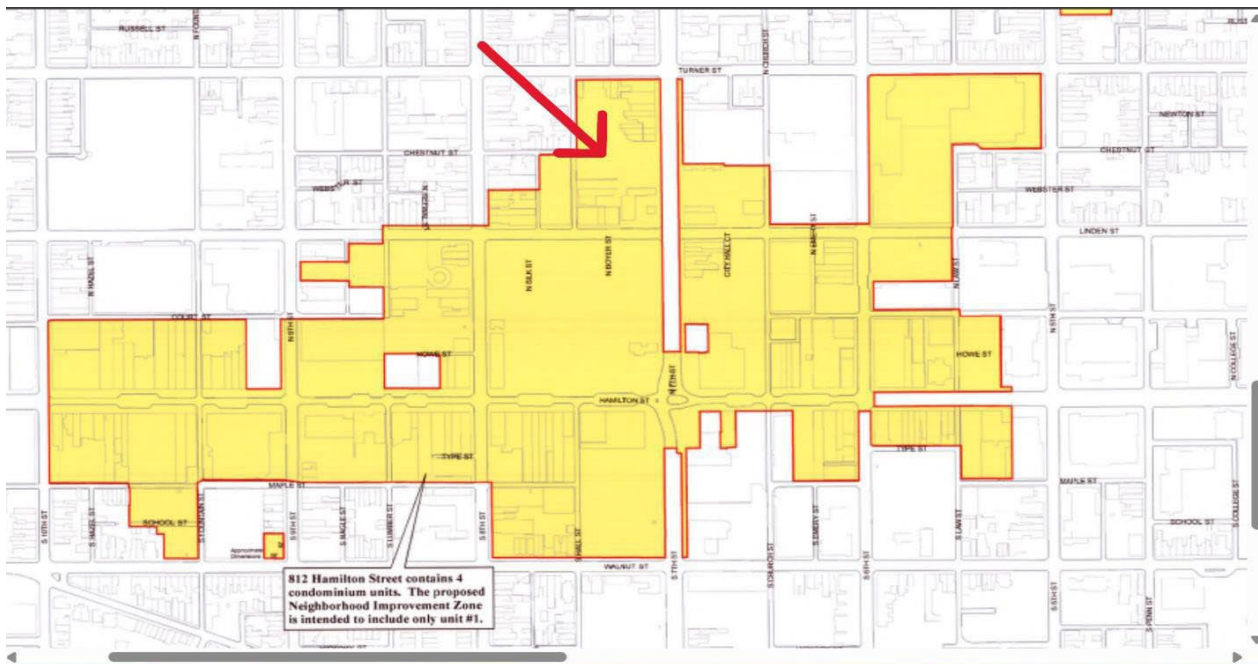
Neighborhood Improvement Zone

The project site is located within Allentown’s Neighborhood Improvement Zone (NIZ), a special taxing district established by state law in 2011 that has been a major driver of development both downtown and along the western side of the Lehigh River. The NIZ is overseen by the Allentown Neighborhood Improvement Zone Development Authority (ANIZDA), which is responsible for reviewing and approving eligible projects. Developers interested in leveraging the benefits of the NIZ can find more information at allentownniz.com or by contacting ANIZDA’s Executive Director, Steve Bamford.

In addition to supporting private development, the NIZ also funds Public Improvement Investments. To date, ANIZDA has approved and funded more than \$26 million in public projects. Notably, the 7th Street right-of-way adjacent to the project site—from Linden Street to Turner Street—has been approved for up to \$800,000 in streetscape improvements, including new trash cans, parking kiosks, street trees, sidewalks and curbing as outlined on the following plan.



ANIZDA MAP AND PROJECT SITE

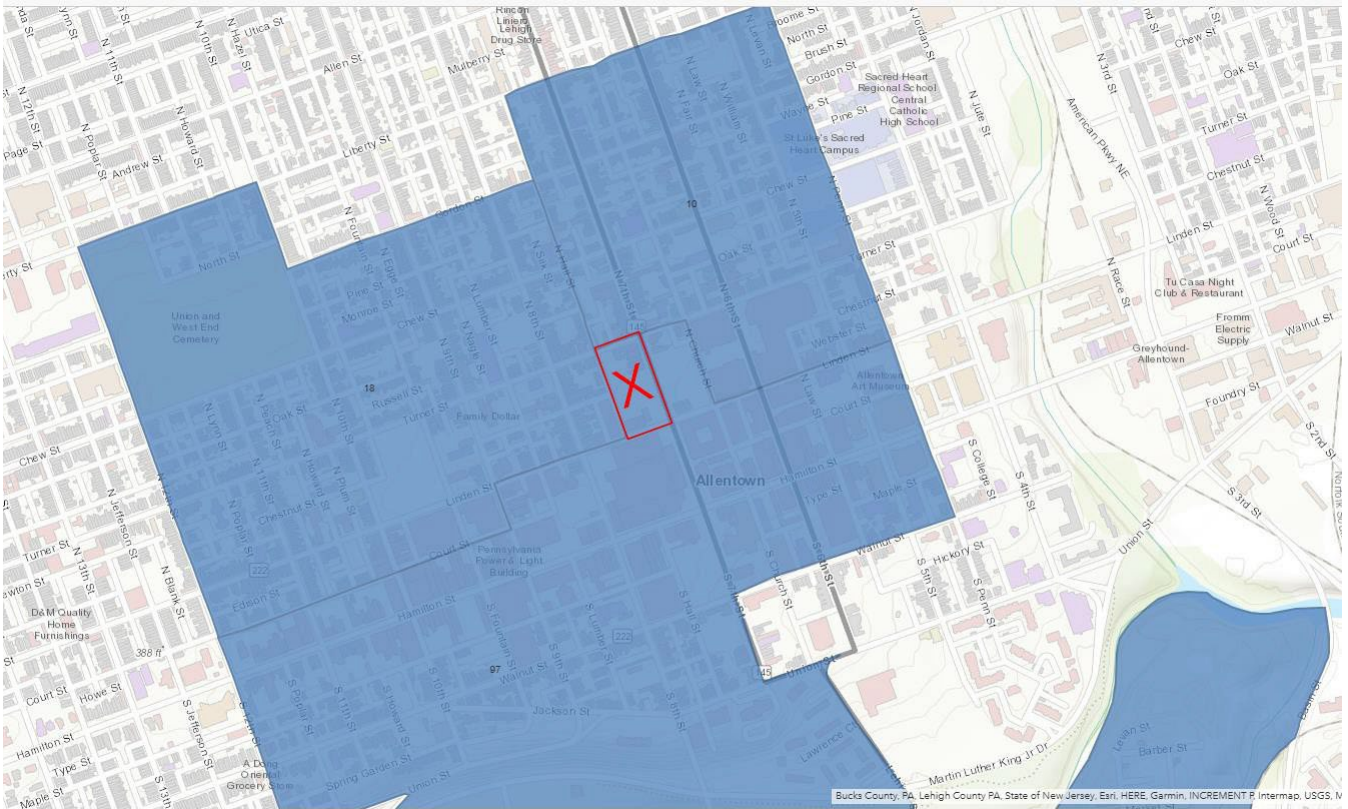


A LERTA district may be an appropriate consideration for this area. A LERTA district is a 10-year tax abatement program for vacant/ underutilized land in a given area. LERTA's tax abatement occurs on the increase in tax payments from the improvement of the area. The City of Allentown may choose eligible areas to apply for a LERTA designation so long as it meets the requirements of LERTA guidelines. LERTA Districts can be specific to sites rather than larger sections of the city which means the project site could be included even if surrounding sites are not already LERTAs. Should a LERTA be pursued for this site, the review committee will require a minimum of 20% of units to be reserved for affordable housing at or below 80% AMI.

The 100 Block of N 7th Street has also been designated as a Federal Opportunity Zone. Opportunity Zones are intended to generate economic development in areas that are lacking activity. Investments made by individuals through special funds in these zones would be allowed to defer or eliminate federal taxes on capital gains. It is worth noting that this is especially beneficial to this project since much of the surrounding area has already been revitalized but the 100 Block of N 7th Street can still receive additional stimulus as being included in the opportunity zone. For more information on Pennsylvania's designated opportunity zones see PA DCED's website:

<https://dced.pa.gov/programs-funding/federal-funding-opportunities/qualified-opportunity-zones/>

Downtown Allentown Federal Opportunity Zone



Appendix F-Restrictions

- No competing **convenience stores (regional/national brands)** to 7-Eleven will be allowed within the Dev. Condo and APA property.
 - All 7-Eleven exclusives & language shall be intact:

The Premises may be used up to and including twenty-four (24) hours per day for the retail sale, rental or provision of merchandise and services customarily sold, rented or provided from time to time, at stores operated or franchised by Tenant or at supermarkets or grocery markets of any type and character operated within the supermarket or grocery industry as of the date of the Lease or in the future and including product lines, services and special features or departments included in such grocery markets or supermarkets, including but not limited to groceries, produce, meat, dairy, delicatessen, ready-to-eat, made to order, and take-out food products for on or off-premise consumption, beer and wine and alcoholic beverages (if approved by State and local authorities), motor fuels and petroleum products, financial and ticketing services (including automatic teller machines, and machines handling similar banking and check-cashing transactions), cellular devices and related products, phone cards, movies and video games, amusement games, greeting cards, automotive products, donuts and other types of bakery/pastry products, cigarettes and other tobacco products, devices which simulate tobacco or other smoking, such as, for example, electronic cigarettes and vaporizers, magazines, lottery, money orders, pay telephones, video rentals, air and water stations, propane rentals, and related equipment, and sundries, or any other lawful purpose.

In no event shall Tenant be subject to a continuous operation or keep open requirement.

Tenant shall have the exclusive right to operate a convenience store. Such exclusive shall apply to the Dev. Condo and APA property, as the case may be.

No occupant other than 7-Eleven shall operate a vehicle or retail business which provides or offers banking or other financial services (including automatic teller machines but excluding bank branches which will be permissible) or offers for sale or rental, in connection with all or any part of its business operations, any of the following items:

- a) packaged fluid milk in one quart or larger containers
- b) fresh or commercially packaged bakery or bread products.
- c) delicatessen and delicatessen type items, including, but not limited to, packaged lunch meats, pre-prepared sandwiches and foods, grill items (such as hot dogs), burritos, taquitos, pre-made salads and fruit cups or fruit salad for consumption on or off premises.
- d) pizza by the slice but a traditional pizzeria which sells whole pies and has seats is permissible.
- e) grocery items commonly sold from a convenience store.

- f) cigarettes, tobacco products and devices which simulate tobacco or other smoking, such as, for example, electronic cigarettes and vaporizers, unless vended by machine but excluding cigars.
- g) beer and wine for off premise consumption unless otherwise sold at a retail store which is not restricted herein.
- h) health and beauty care products but excluding sundries offered by Hotel or similar gift shop;
- i) chilled, single serve beverages, including frozen or semi-frozen carbonated beverages.
- j) energy drinks by the case, bottle, or can.
- k) beverages in six pack, eight pack, twelve pack, case lots, half, one or two-liter bottles.
- l) candy, unless sold from a candy store or gift boxed or sold in bulk.
- m) hot beverages by the cup, including coffee or hot chocolate.
- n) newspapers, magazines and paperback books except from a bookstore.
- o) motor fuels or petroleum products.
- p) lottery ticket, money orders (except from a bank), phone cards (except from a phone specialty store); and/or
- q) gift cards (other than gift cards sold by a tenant of a Dev. Condo for the particular business operated by such tenant within the Dev. Condo).
- r) The above restrictions shall not apply to retail stores like grocery and big box stores over 20,000 square feet but shall apply to any component part of such store which is branded separately and would be restricted hereunder. In addition, the restrictions shall not apply to a traditional sit-down restaurant to the extent such restaurant may sell some of the aforesaid items.